

PLANNING AND ZONING COMMISSION
Monday, February 9, 2009 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. Knowlton, Ms. Solomon, Mr. Vasko and Mr. Wynkoop. Mr. Knowlton made a motion to excuse Dr. Konold. Mr. Graber seconded the motion. The motion passed unanimously.

Approval of Minutes

Mr. Graber made a motion to approve the minutes of the January 12, 2008 regular Commission meeting as presented. Mr. Vasko seconded the motion. The motion passed unanimously.

Public Comment

There was none.

1.Public Hearing Variance Application #VA-09-01 Property Owner and Applicant David's United Church of Christ, Inc and Applicant Bruce Kratochvil, for property located at 80 West Columbus Street, is requesting a variance to Section 1189.05 (e) (2) to increase a sign display area for 32 square feet to 64 square feet, and to Section 1189.05 (e) (4) to reduce the sign setback from 15 feet to 11 feet. Allan Neimayer, Planning and Zoning Administrator gave the staff report. Bruce Kratochvil and David Long Higgins were present to answer questions from the Commission.

Mr. Vasko stated that the code reads that only one monument sign is allowed per property, even if it is on a corner lot.

Mr. Higgins stated that they are moving the corner sign.

Mr. Wynkoop asked what they will do with the Oley Speaks monument. Mr. Higgins stated that it will be integrated into the new sign.

Mr. Knowlton asked why there is so much empty space on the sign. Mr. Higgins said that it will be a reader board with four lines.

Mr. Vasko inquired if the sign would be illuminated. Mr. Higgins said that it will be interior illuminated.

Mr. Vasko asked if they had thought about matching the base to the brick on the building. Mr. Higgins stated that they want the base to be stone to match the Oley Speaks monument.

Mr. Christensen stated that the sign does not match the building architecture. Mr. Kratochvil said that they wanted a clean sign with all the information on it that they wanted on it.

Mr. Wynkoop suggested that the Oley Speaks sign should be separate and the base of this sign should be brick.

Mr. Graber agrees about the base, he would like a smaller sign.

Mr. Higgins asked for suggestions. Mr. Wynkoop said that it should be smaller and framed in brick. Mr. Christensen said that he would prefer an externally illuminated sign. Mr. Graber said that he would be okay with internal illuminated sign.

Mr. Wynkoop asked the Commission if they would prefer an internal or external lighting. The Commission likes external better.

Mr. Vasko stated he would like to see something externally lit, smaller, brick around the sign and separated for the Oley Speaks monument.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, Apt. C, supports the church putting up the sign. He would also like to see the sign on Columbus Street kept.

Craig Kahle, 54 Liberty Street, stated that he support a sign that would better match the sign on Columbus Street.

Mr. Wynkoop made a motion to close the public hearing. Mr. Knowlton seconded the motion. The motion passed unanimously.

Mr. Wynkoop made a motion to table application #VA-09-01 based on the discussion. Ms. Solomon seconded the motion. The motion passed unanimously.

2.Public Hearing Zoning Application #ZA-09-01 Proposing a Zoning Code amendment to Section 1185.07 (b) and to Section 351.14 (b) of the codified ordinances regarding the parking of recreational vehicles in residential districts, initiated by the Planning and Zoning Commission. Mr. Neimayer outlined the proposed amendment.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, Apt. C, supports the ordinance.

Mr. Vasko made a motion to close the public hearing. Mr. Graber seconded the motion. The motion passed unanimously.

Mr. Wynkoop made a motion to recommend to Council application #ZA-09-01 as presented. Ms. Solomon seconded the motion. The motion passed unanimously.

3.Public Hearing Zoning Application #ZA-09-02 Proposing a Zoning Code amendment to Section 1151.01 and Chapter 1163 regarding multi-family residential districts, initiated by the Planning and Zoning Commission. Mr. Neimayer outlined the proposed amendment.

Chris Strayer, Development Director, stated Council has requested altering the density between the two districts.

Mr. Christensen opened the public hearing.

Jeffery Bond, 146 Washington Street, Apt. C, would like to see a decrease in the number of units per acre to get a higher quality development.

Mr. Wynkoop made a motion to close the public hearing. Mr. Graber seconded the motion. The motion passed unanimously.

Mr. Strayer stated that maybe the density should not be increased, but to provide a density bonus if the developer would meet specific criteria.

Mr. Wynkoop made a motion to recommend to Council Application #ZA-09-02 as presented. Mr. Vasko seconded the motion. The motion passed unanimously.

Old Business

Mr. Vasko inquired if there is any interest in putting up the shed in Canal Cove behind Trine Street. The Commission does not want to reconsider.

New Business

1. Proposed amendments to Section 1181.04 (f) to increase Park Fees for new developments. Mr. Neimayer outlined the proposed amendment.

Mr. Strayer stated that the park fee description needs to be simplified because we need more detail with supplying land and not building structures and facilities that go on the land. Mayor Ebert stated that the Recreation department has their own budget for building fields and equipment for those fields.

Mr. Vasko asked if in-lieu of fees segregated or in general fund. Mr. Hollins stated that these fees are in a separate fund.

Mayor Ebert stated that the fees we are currently collecting are below most adjacent communities.

Mr. Wynkoop made a motion to forward this application on to a public hearing. Mr. Knowlton seconded the motion. The motion passed unanimously.

Board Training

Gene Hollins, Village Solicitor, did a review of some of the procedural matters that come in front of this body. He reviewed administrative versus legislative actions and the procedure for process of administrative appeals, chapter 2506 of the Ohio Revised Code. See hand out attached.

Planning and Zoning Administrator's Report

Mr. Neimayer reminded the Commission that the last Monday in March, March 30th, is the joint meeting with Council.

Adjournment

Mr. Vasko made a motion to adjourn this regular meeting of the Planning and Zoning Commission. Mr. Graber seconded the motion. The motion passed unanimously.

Time Out: 8:47 p.m.

Date _____

Bill Christensen, Chairman

Jeff Graber, Secretary